

**Sales - Apartment - Atalaya**  
**670.000€**



**Ref.-ID: R5218576**

**Atalaya**

**Apartment**

**Community: 4,560 EUR / year IBI: 1,100 EUR / year**

**Rubbish: 250 EUR / year**



**2**



**2**



**100 m2**



**90 m2**

Corner ground-floor apartment with 2 bedrooms and 2 bathrooms (one en suite) featuring a spacious, sunny private garden of 122 m<sup>2</sup> in Las Terrazas de Atalaya. Located within a modern residential complex with large, beautifully maintained gardens, several communal swimming pools, a barbecue area, outdoor gym, and a paddle tennis court, this apartment offers an exclusive setting and an excellent quality of life. Key features • Corner ground-floor unit with high privacy • Entrance hall • Spacious open-plan living and dining area • Private terrace of 45 m<sup>2</sup> • Large, sunny private garden of 122 m<sup>2</sup> • Direct access from the living room and bedrooms through sliding doors • 2 bedrooms • 2 bathrooms (master bedroom en suite and a second spacious bathroom with bathtub) • Fully equipped designer kitchen • Separate utility/laundry room • Includes 1 underground parking space of 12.5 m<sup>2</sup> • Includes 1 storage room Quality finishes & equipment • Integrated Siemens appliances • Quooker system (filtered cold still and sparkling water, plus boiling water) • Home automation system throughout the property • Airzone climate control with individual room zoning • Electric shutters • LED lighting • Glass curtains/enclosures • Double glazing • Security door • Alarm system • Porcelanosa sanitaryware and Hansgrohe taps Location • Between Marbella, Benahavís and Estepona • Just a few meters from a supermarket, shopping center and an international school • Atalaya Golf directly opposite • Beach only 4 minutes by car Additional garage Option to purchase 2 additional parking spaces (12.5 m<sup>2</sup> each) for €20,000 Move-in ready and designed to be enjoyed from day one.

Setting

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Urbanisation

Condition

- ✓ Excellent

Pool

- ✓ Communal

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Views

- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Pool
- ✓ Courtyard

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Paddle Tennis
- ✓ Tennis Court
- ✓ Storage Room
- ✓ Barbeque
- ✓ Domotics
- ✓ Fiber Optic

Furniture

- ✓ Fully Furnished

Kitchen

- ✓ Fully Fitted

Garden

- ✓ Communal
- ✓ Private

Security

- ✓ Gated Complex
- ✓ Alarm System

Parking

- ✓ Underground
- ✓ Garage
- ✓ Street

Utilities

- ✓ Electricity
- ✓ Solar water heating

Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury